PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00276720

BOOK 9742 PG 454

WARRANTY DEED

File No: 00276720

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Broughton	James Broughton	Map
[NAME]	[NAME]	
316 Scott Avenue	SAME	Parcel
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37206		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Amelia C. Joyner Scruggs and Husband, William Scruggs, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said James Broughton and wife, Letanga Broughton

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, for this transfer is $ 63,900.00

Subscribed and sworn to before me, this the 26TH day of JULY, 19 95.

James Broughton
Affiant

My Commission Expires: 03/22/97
[Affix Seal]

Michele M. Cooper
Notary Public

Michele M. Cooper

unimproved ( )
This is improved (X) property known as 316 Scott Avenue, Nashville, TN 37206
[House Number] [Street] [P.O. Address] [City, or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 26TH day of JULY, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Amelia C. Joyner Scruggs
BY: WILLIAM SCRUGGS, JR.,
ATTORNEY-IN-FACT

William Scruggs, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Michele M. Cooper, a Notary Public in and for said County and State WILLIAM SCRUGGS, JR.

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Davidson COUNTY, Tennessee, this 26TH day of JULY, 19 95.

Michele M. Cooper
Notary Public

Commission expires 03/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY EPPEARED WILLIAM SCRUGGS, JR., TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF AMELIA C. JOYNER SCRUGGS AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID AMELIA C. JOYNER SCRUGGS.

WITNESS MY HAND AND OFFICIAL SEAL, AT NASHVILLE, TENNESSEE, THIS 26TH DAY OF JULY, 1995.

Michele M. Cooper
MICHELE M. COOPER, NOTARY PUBLIC

MY COMMISSION EXPIRES: MARCH 22, 1997

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

3350 07/27 0101 030-HECK 249.43

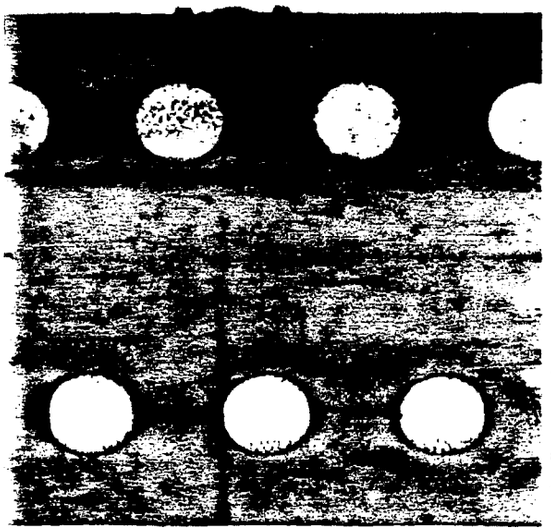
EXHIBIT "A"

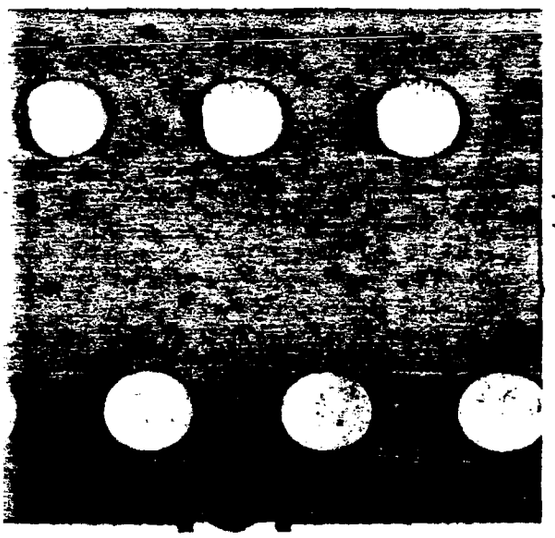
Land in Davidson County, Tennessee, being part of Lot No. 11 on the original plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described according to a survey made by Lewis D. Justice, Surveyor, August 29, 1949, as follows:

Beginning at a point on the easterly margin of Scott Avenue 5 feet northerly from the northwest corner of a tract of land conveyed to Lorene Lott Bean by deed from Walter M. Lott and wife, of record in Book 1557, page 636, said Register's Office; thence with the easterly margin of said Scott Avenue, northwardly 85 feet to the southwest corner of the Bailey School Lot; thence with the southern boundary line of said Bailey School Lot, South 88 deg. 15' East 400 feet to the northwest corner of a part of Lot Nos. 11 and 12 conveyed to Mary Ruth Taylor Walters by deed from Charles R. Land, of record in Book 1761, page 47, Register's Office for said County; thence with the western boundary line of said Walters' property, southwardly 80 feet to a point in the northern boundary line of a part of said Lot Nos. 11 and 12 conveyed to William E. Bibb and wife, by deed from Charles R. Land of record in Book 1757, page 235, said Register's Office; thence with the northern boundary line of said Bibb's property, North 88 deg. 15' West 200 feet to the northwest corner of said Bibb's property; thence continuing in the same direction 200 feet, in all 400 feet, to the beginning.

Being the same property conveyed to Ruben Joyner and wife, Amelia C. Joyner, by deed from Glendel D. Knight and wife, Opal S. Knight, of record in Book 4558 page 921, Register's Office for said County, the said Ruben Joyner having since died.

95 JUL 27 PM 1:41
REGISTER
TN.
00083130
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9742PG457

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	63900.00
CON TX	236.43
PRFEE	1.00
WDEED	12.00
TOTAL	249.43
CHECK	249.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/95 01 13:41 0001 5580

00831 30
IDENTIFICATION REFERENCE

95 JUL 27 PM 1:41

REGISTER
DAVIDSON COUNTY, TN.

No. 934639